

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In re:

Case No. 23-40908

SHEFA, LLC,

Chapter 7

Debtor.

Judge Thomas J. Tucker

**ORDER REQUIRING THE CITY OF SOUTHFIELD TO FILE A SUPPLEMENT TO
ITS RESPONSE TO CREDITOR SAADIA ELHADAD'S OBJECTION TO PROOF OF
CLAIM NO. 2**

This case came before the Court for hearings on September 18, 2024 and November 13, 2024, on the objection to claim filed by the creditor Saadia Elhadad (the "Creditor"), entitled "Objection to Proof of Claim 2 of City of Southfield, Michigan" (Docket # 128, the "Claim Objection"). Counsel for the Creditor and counsel for the City of Southfield (the "City") appeared at both hearings. Counsel for the Chapter 7 Trustee appeared at the November 13, 2024 hearing. At the end of that hearing, the Court took the Claim Objection under advisement.

To facilitate the Court's consideration of the Claim Objection, and as the Court indicated it might do during the November 13, 2024 hearing, the Court now will require the City to file a supplement to its response to the Claim Objection.

IT IS ORDERED that no later than November 21, 2024, the City must file a supplement to its response to the Claim Objection, which contains copies of certain of the papers filed in the case of *City of Southfield, Michigan v. Shefa, LLC*, Case No. 2019-175286 (Oakland County, Michigan Circuit Court), and one of the papers filed in the City's appeal to the Michigan Court of Appeals: namely, all of the papers that the Court has highlighted in yellow in the attached copy of the dockets from the foregoing cases (not including any exhibits).

Signed on November 18, 2024



/s/ Thomas J. Tucker

Thomas J. Tucker
United States Bankruptcy Judge

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Case Number

2019-175286-CZ

Entitlement

SOUTHFIELD CITY vs. SHEFA

Judge Name

YASMINE I. POLES

Case E-Filed

YES

Case Filed

07/17/2019

Case Disposed

09/12/2019

Date	Code	Desc
02/01/2023	MPS	MIFILE PROOF OF SERVICE FILED
02/01/2023	MPS	MIFILE PROOF OF SERVICE FILED
02/01/2023	CVB	BANKRUPTCY
02/01/2023	ORD	ORDER FILED BANKRUPTCY STAY
01/30/2023	MPS	MIFILE PROOF OF SERVICE FILED

Date	Code	Desc
01/30/2023	BRF	BRIEF FILED RES TO MTN MODIFY ORD APPT RECEIVER/
01/30/2023	MPS	MIFILE PROOF OF SERVICE FILED
01/30/2023	REP	REPLY FILED TO RES BRF TO MTN MODIFICATION/POS/PLF
01/30/2023	MPS	MIFILE PROOF OF SERVICE FILED
01/30/2023	MEM	MEMORANDUM FILED OF LAW STRIKE PLF REP BRF/DFT
01/25/2023	MPR	MOTION PRAECIPE FILED FOR 02012023 JUDGE 11
01/25/2023	MTN	MOTION FILED MOD ORD APPT RECVR/NOH/POS/PLF
01/25/2023	MPS	MIFILE PROOF OF SERVICE FILED
01/24/2023	ORD	ORDER FILED GRANT MTN APPNT RECVR
01/24/2023	MPS	MIFILE PROOF OF SERVICE FILED
01/24/2023	NOH	NOTICE OF HEARING FILED /POS
01/17/2023	ORD	ORDER FILED GRT MTN FOR LEAVE TO FILE AMD CMPLT
01/17/2023	ORD	ORDER FILED GRT MTN APPT RECEIVER
01/17/2023	MPS	MIFILE PROOF OF SERVICE FILED
01/17/2023	OBJ	OBJECTION FILED TO PLF PROP ORD/POS/NOH/DFT
01/17/2023	ORD	ORDER FILED STRIKE ORD RE RECEIVER
01/17/2023	MPR	MOTION PRAECIPE FILED FOR 01252023 JUDGE 11
01/17/2023	MPS	MIFILE PROOF OF SERVICE FILED

Date	Code	Desc
01/17/2023	AMC	AMENDED COMPLAINT FILED /PLF
01/10/2023	MPS	MIFILE PROOF OF SERVICE FILED
01/10/2023	POS	AFFIDAVIT/PROOF OF SERVICE FILED
01/10/2023	NTC	NOTICE FILED 7 DAY/POR
01/06/2023	POS	AFFIDAVIT/PROOF OF SERVICE FILED
01/06/2023	MPS	MIFILE PROOF OF SERVICE FILED
01/06/2023	NTC	NOTICE FILED 7 DAY/POR
01/04/2023	OTH	ZOOM VIDEO APPEARANCE
01/04/2023	M	MOTION AMEND COMPLAINT - GRANTED
01/04/2023	M	MOTION APPOINT RECEIVER - GRANTED
01/03/2023	OTH	SUPPLEMENT TO RENEWED MTN APPT RECEIVER FILED
01/03/2023	MPS	MIFILE PROOF OF SERVICE FILED
12/29/2022	BRF	BRIEF FILED /RES/MTN LV AMD CMPLT/POS/SHEFA
12/29/2022	MPS	MIFILE PROOF OF SERVICE FILED
12/29/2022	BRF	BRIEF FILED /RES/RENEW MTN APPT RECVR/POS/SHEFA
12/22/2022	MPR	MOTION PRAECIPE FILED FOR 01042023 JUDGE 11
12/22/2022	MPR	MOTION PRAECIPE FILED FOR 01042023 JUDGE 11
12/05/2022	MPS	MIFILE PROOF OF SERVICE FILED

Date	Code	Desc
12/05/2022	MTN	MOTION FILED APPT RECVR/BRF/NOH/PLF
12/05/2022	MPS	MIFILE PROOF OF SERVICE FILED
12/05/2022	NOH	NOTICE OF HEARING FILED /POS
12/01/2022	MPS	MIFILE PROOF OF SERVICE FILED
12/01/2022	MTN	MOTION FILED FILE 1ST AMD CMPLT/NOH/CITY STHFLD
07/01/2022	ORD	ORDER FILED SUP CT
07/01/2022	ORD	ORDER FILED SUP CT
03/24/2022	MPS	MIFILE PROOF OF SERVICE FILED
03/24/2022	NTC	NOTICE FILED APPLICATION LV FILE APPEAL TO SUPREM
02/10/2022	ORD	ORDER FILED COA
01/02/2021	OJR	CASE REASSIGNED FROM JUDGE JARBOU TO JUDGE POL
11/19/2020	SEN	SENT TO COA/FTP/JM
11/09/2020	NTC	NOTICE FILED REQ FOR FILE COA
01/31/2020	MPS	MIFILE PROOF OF SERVICE FILED
01/31/2020	NTC	NOTICE FILED FILING TRANSCRIPT
01/31/2020	TRN	TRANSCRIPT FILED MTN/08/21/19
01/06/2020	TRN	TRANSCRIPT FILED MTN 9/11/19
01/06/2020	MPS	MIFILE PROOF OF SERVICE FILED

Date	Code	Desc
01/06/2020	NTC	NOTICE FILED FILING TRN/POS
11/05/2019	MPS	MIFILE PROOF OF SERVICE FILED
11/05/2019	CCR	CERTIF CT REPORTER FILED
10/09/2019	CCR	CERTIF CT REPORTER FILED
10/09/2019	MPS	MIFILE PROOF OF SERVICE FILED
10/02/2019	MPS	MIFILE PROOF OF SERVICE FILED
10/02/2019	CA	CLAIM OF APPEAL FILED PLF
09/12/2019	FDS	FINAL DISP-SUMMARY DISP
09/12/2019	OPN	OPINION FILED ORD GRANT DFT MTN SUM DISP
09/11/2019	DM	DEFENSE MOTION SD AND SANCTIONS-TUA
09/04/2019	MPS	MIFILE PROOF OF SERVICE FILED
09/04/2019	REP	REPLY FILED TO RES TO MTN FOR SUM DISP/POS/DFT
08/28/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/28/2019	BRF	BRIEF FILED OPP MTN SUM DISP/SOUTHFIELD
08/28/2019	BRF	BRIEF FILED OPP MTN SUM DISP/SOUTHFIELD
08/23/2019	ORD	ORDER FILED DENY PLF MTN RECONSID
08/22/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/22/2019	MTN	MOTION FILED FOR RECON/BRF/POS/PLF

Date	Code	Desc
08/21/2019	ORD	ORDER FILED DISMISS ELBAZ BLDG
08/21/2019	M	MOTION APPT RECEIVER-TUA
08/21/2019	SO	SCHEDULING ORDER FILED DENY MTN APPNT RECEIVER
08/20/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/20/2019	DIS	DISMISSAL GRANTED AS TO ELBAZ ONLY
08/19/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/15/2019	BRF	BRIEF FILED TO MTN APPNT RECEIVER/POS/DFT
08/15/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/14/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/14/2019	MPR	MOTION PRAECIPE FILED FOR 09112019 JUDGE 11
08/14/2019	MTN	MOTION FILED SUM DISP/SANCTIONS/BRF/DFT
08/14/2019	SO	SCHEDULING ORDER FILED MTN SUM DISP BRF
08/02/2019	APP	APPEARANCE FILED /POS/SHEFA
08/02/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/01/2019	MPS	MIFILE PROOF OF SERVICE FILED
08/01/2019	NOH	NOTICE OF HEARING FILED
08/01/2019	MPR	MOTION PRAECIPE FILED FOR 08212019 JUDGE 11
07/31/2019	MPR	MOTION PRAECIPE FILED FOR 08072019 JUDGE 11

Date	Code	Desc
07/31/2019	MPS	MIFILE PROOF OF SERVICE FILED
07/31/2019	MTN	MOTION FILED APPOINT RECEIVER/NOH/PLF
07/30/2019	MPS	MIFILE PROOF OF SERVICE FILED
07/30/2019	SUM	P/S ON SUMMONS FILED 07/24/19
07/25/2019	REA	ORDER FILED REASSIGNING /ALEXANDER
07/24/2019	OPN	OPINION FILED & ORD RMV CASE FROM BUSINESS COUR
07/24/2019	MPS	MIFILE PROOF OF SERVICE FILED
07/24/2019	SUM	P/S ON SUMMONS FILED 07/24/19
07/24/2019	SUM	P/S ON SUMMONS FILED 07/24/19
07/24/2019	CTC	ORD CHNG CASE TYPE FILED CB
07/22/2019	MPS	MIFILE PROOF OF SERVICE FILED
07/22/2019	MTN	MOTION FILED APPOINT RECVR/BRF/NOH/PLF
07/22/2019	MPR	MOTION PRAECIPE FILED FOR 07312019 JUDGE 02
07/17/2019	C	COMPLAINT FILED /NTC ASSIGN BUS CT
07/17/2019	NTC	NOTICE FILED OF LIS PENDENS
07/17/2019	MPS	MIFILE PROOF OF SERVICE FILED
07/17/2019	SI	SUMMONS ISSUED
07/17/2019	SI	SUMMONS ISSUED

Date	Code	Desc
07/17/2019	SI	SUMMONS ISSUED
07/17/2019	MPS	MIFILE PROOF OF SERVICE FILED

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CITY OF SOUTHFIELD V SHEFA LLC

Lower Court/Tribunal

OAKLAND CIRCUIT COURT

Judge(s)

JARBOU HALA Y

[Docket](#) Case Documents

Case Number

Case Status

MSC Closed

COA Case Concluded; File Archived

Published Case Citation(s)

340 Mich App 391

1

SOUTHFIELD CITY OF

Plaintiff – Appellant

Attorney(s)

GERISH JEFFREY C

[#51338](#), Retained

2

SHEFA LLC

Defendant - Appellee

Attorney(s)

HERSCHFUS BRIAN H

[#41567](#), Retained

3

ELBAZ/BUILDING LLC

Defendant

4

ELBAZ BUILDING

doing business as

5

ELBAZ BUILDING LLC

doing business as

1

SOUTHFIELD CITY OF

Plaintiff

Attorney(s)
Jeffrey C. Gerish
#51338

2

SHEFA LLC

Defendant
Attorney(s)
Brian H. Herschfus
#41567

3

ELBAZ/BUILDING LLC

Defendant

4

ELBAZ BUILDING

doing business as

5

ELBAZ BUILDING LLC

doing business as

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10/02/2019 1 Claim of Appeal - Civil +
09/12/2019 2 Order Appealed From +
10/02/2019 3 Transcript Requested By Atty Or Party +
10/04/2019 4 Appearance - Appellee +
10/09/2019 5 Steno Certificate - Tr Request Received +
10/30/2019 6 Docketing Statement MCR 7.204H +
11/05/2019 7 Steno Certificate - Tr Request Received +
01/06/2020 8 Notice Of Filing Transcript +
01/31/2020 9 Notice Of Filing Transcript +
03/20/2020 10 Stipulation: Extend Time - AT Brief +
07/01/2020 12 Motion: Extend Time - Appellant +
07/14/2020 13 Submitted on Administrative Motion Docket +
07/14/2020 14 Order: Extend Time - Appellant Brief - Grant +
08/07/2020 15 Brief: Appellant +
09/09/2020 16 Stipulation: Extend Time - AE Brief +

10/07/2020 17 Motion: Extend Time - Appellee +
10/13/2020 18 Submitted on Administrative Motion Docket +
10/13/2020 19 Order: Extend Time - Appellee Brief - Grant +
11/06/2020 21 Brief: Appellee +
11/07/2020 20 Noticed +
11/19/2020 22 Electronic Record Filed +
11/25/2020 24 Brief: Reply +
08/04/2021 32 Submitted on Case Call +
08/04/2021 33 Oral Argument Audio +
11/23/2021 34 Motion: Supplemental Brief +
12/07/2021 35 Submitted on Motion Docket Affecting Call +
12/07/2021 36 Order: Supplemental Brief - Grant +
12/07/2021 37 Brief: Supplemental Brief - AT +
02/10/2022 40 Opinion - Authored - Published +
03/24/2022 41 Other +
03/24/2022 42 Application for Leave to set +
03/25/2022 43 Supreme Court: set Case Caption +
03/25/2022 44 Supreme Court: Miscellaneous Filing +
04/21/2022 45 Supreme Court: Answer - set Application/Complaint +
05/12/2022 46 Supreme Court: Reply - set Application/Complaint +
06/28/2022 47 Supreme Court Order: Deny Application/Complaint +
06/30/2022 48 File Closed-Out +
04/21/2023 49 Michigan Appeals Reports Publication +
09/13/2024 51 Electronic Record Purged +